

April 24, 2006

SUBJECT: COBI/WSF Joint Planning

PRESENT:

City of Bainbridge Island

Mayor Darlene Kordonowy  
Chris Snow, Council Member  
Nezam Tooloe, Council Member  
Debbie Vancil, Council Member

Washington State Ferries

Mike Anderson, Executive Director  
Traci Brewer-Rogstad, Director of Operations  
Paul Brodeur, Director of Vessel Maintenance  
Russ East, Director of Terminal Engineering  
Celia Schorr, Acting Corporate Communications Director

Facilitators

Marcia Wagoner, PRR, Facilitator  
Kelly Riutta, WSF, Scribe

MEETING MINUTES:

Mayor Kordonowy and Mike Anderson give introductions to the meeting. Both noted the value of this opportunity to collectively discuss views, issues and opportunities surrounding the current planning for both the Eagle Harbor Maintenance Facility and the the Bainbridge Ferry Terminal Improvement Project. Each attendee introduces themselves.

WSF EAGLE HARBOR MAINTENANCE FACILITY PROJECT UPDATE (Russ East)

- Five phases to the project
  - Phase 1 = Slip conversion
    - Currently in construction, to be completed in a month
  - Phase 2 = Repairs to dock
    - Design should be completed by [fall 2006?]; construction follows and is completed in mid-2007
    - Permit application was sent to COBI but is on hold
      - WSF found Determination of Non-Significance; COBI disagrees
  - Phase 3 = Initial build-out of maintenance building annex
    - Design completed mid-2007; construction begins mid-2007 and is completed by end of 2008
    - This phase allows certain shops to move from main building to annex, to allow enough room for construction/upgrades in main building
  - Phase 4 = Rebuild maintenance building
    - Design completed in mid-2008; construction completed by end of 2009
  - Phase 5 = Full build-out of maintenance building annex
    - Design scheduled for 2007/2008; construction in 2009

- This phase is not yet funded
- Project is mainly repair and preservation
  - Dock and slip repairs
  - Seismic upgrades for facility
- Phases 3 & 5 reflect changes in facility function
  - Phase 3 includes 4000sf of additional building adjacent to the existing annex/new portion will remain when the old annex is removed to make way for the new building in Phase 5
    - WSF will confirm square footage
  - Phase 5 is appropriate time to discuss SEPA

## COBI Questions

- What is the portion of allocation of \$40M through each of the phases?
  - WSF will send to Mayor/Council
- How much parking is included in this project?
  - 130 stalls as determined by COBI zoning laws and union contracts
- Mr. Tooloe would like a tour of the Eagle Harbor facility (he was unable to attend the tours held last fall)
  - WSF coordinate a new tour for interested COBI staff and Council Members

## COBI RECENT ACTIONS UPDATE (Mayor Kordonowy)

- 3/22/06: Council authorized COBI to become lead agency
- 4/6/06: WSF files challenge
- 4/5/06: After discussion with WSF, COBI asks Department of Ecology (DOE) to extend decision deadline to 4/27/06
- 4/13/06: COBI files challenge
- 4/19/06: COBI issues Determination of Significance
- COBI files appeal in Kitsap Superior Court
- WSF filed notice of Appearance
- 4/12/06: Council decides to form Ad-Hoc Committee and Expert Panel of Bainbridge Island citizens to help City deal with WSF
- Mayor Kordonowy emphasizes that the City of Bainbridge Island and its citizens view WSF's terminal and maintenance facility as one project.

## WSF Questions

- Why did COBI issue a public scoping notice during the agreed time-out period?
  - Mayor Kordonowy explains their counsel advised them to remain on a path forward that will allow them to become lead agency, while remaining on a parallel path toward discussions with WSF.
  - Mayor also notes WSF petition states COBI's claim is not valid because of date. COBI counsel does not believe this is true, so they must continue on the path that they set when they filed for lead agency status.

## ROLES OF WSF DIRECTORS

- While COBI understands the role of Executive Director, they ask the others present what their roles are to help them understand WSF structure.
  - Paul Brodeur is the Director of Maintenance and is a customer of the Eagle Harbor project
  - Traci Brewer-Rogstad is the Director of Operations and has oversight of all facilities and vessels. She is a customer of both the maintenance facility and terminal projects.
  - Russ East is the Director of Terminal Engineering. He provides Operations with the facilities they need to run their line of business.
  - Celia Schorr is the Acting Director of Corporate Communications and is Joy Goldenberg's supervisor. Her job is to ensure WSF intentions are clear and to listen to feedback from the community and integrate into WSF projects and operations.
- COBI notes it is good for the City and citizens to understand WSF roles and how Operations' needs leads to current projects.

## DISCUSSION OF ISSUES

- Marcia asks the attendees to bring issues to the table for discussion. Once the issues are identified, questions, concerns and practicalities can be noted.
  1. City as Customer (Mayor Kordonowy)
    - COBI and its citizens need to be involved in planning
    - They need to know how all the projects fit together as one project, rather than have them parceled out into multiple projects. Integration of projects includes timeline, phases and funding.
    - They should also know how the projects were initially conceived (Operations' needs).
    - Projects should also be integrated into Winslow Tomorrow planning, the Master Plan for Waterfront Park and the WSDOT/305 Plan to make all projects cost and time efficient.
  2. Agency Similarities (Debbie Vancil)
    - Both agencies should look at similarities instead of focusing on differences
      - COBI & WSF share customers (State and City citizens)
      - Both agencies have responsibilities to their constituencies
      - Both plan for future growth through Strategic and Development Plans
      - Both are investing significant capital (COBI will spend upwards of \$100M over next 20 years for Winslow Tomorrow plans)
    - Ms. Vancil emphasizes we are partners and as such, COBI needs to have understanding of all plans and information. She also recommends

the benefits of the “3 C’s”, communication, cooperation and coordination.

3. What are we trying to achieve with WSF? (Nezam Tooloee)

- Mr. Tooloee echoes the “3 C’s” and “big picture” sentiments of his colleagues.
- He also notes a question Mr. Snow asked prior to the meeting: “What are we [COBI] trying to achieve with WSF?”
  - Mr. Tooloee distributes a hand-drawn diagram/wheel of WSF-related issues that he believes should help coordinate a partnership between WSF and COBI. The center of the wheel is anchored with “Shape decisions by WSF & DOT that impact the island’s future”. Four quadrants radiate from the center, each with their own layer of issues, all going on at the same time:
    - Passenger Terminal
    - Ferry/Gateway District
    - Highway 305
    - Maintenance Yard
  - Using the Maintenance Yard as an example, Mr. Tooloee notes there are three distinct community interests for the Eagle Harbor facility.
    - Boatyard
    - Waterfront Amenities
    - Integrate with entire harbor
  - A list of community interests for each category is also distributed. Mr. Tooloee notes both handouts are hand written to signify they are working documents.
- WSF notes their interests are not included in the wheel diagram
- Mr. Tooloee confirms the label “Community Interests” reflects COBI’s interests, though acknowledges there is a broader community (both broad and narrowly defined).
  - COBI would like WSF feedback on this
- Everyone agrees the quadrants can shift in size to reflect the relative importance at any time.

4. COBI’s intent for Eagle Harbor property (Russ East)

- Mr. East asks what Council’s intent is for Eagle Harbor, noting certain members’ involvement with Reclaim Our Waterfront (ROW). He asks if Council’s involvement with WSF planning process is an attempt to move the maintenance facility.
- Ms. Vancil says she is not a part of ROW and is not certain that even ROW members are in agreement for their vision of the property, but feels they have a valid voice.

- Ms. Vancil further notes Council members may or may not support various community groups, but explains there are many groups/voices on Bainbridge Island and all voice their concerns to Council.
  - Mr. Tooloe says ROW's position is close to his own feelings, but recognizes moving the facility is "not going to happen". He doesn't rule out studying options for the future, however.
    - WSF states they do not want to invest money now, then be forced to invest again for a rebuild elsewhere
5. COBI as Lead Agency (Russ East)
- Mr. East says COBI as lead agency is a non-starter for WSF.
  - Ms. Vancil states Council, as a body, supports COBI as the lead agency.
  - Mr. Tooloe thinks Council could be receptive to "Co-Lead" Status, though emphasizes the Ad Hoc Committee (Snow, Tooloe, Vancil) are not authorized to make commitments. They are only there to discuss issues.
6. Joint Planning (Mayor Kordonowy)
- COBI has looked at joint planning and commitments involved (cost, time, staff, etc.) and notes the significant investment the City is making.
  - COBI and WSF need to coordinate their calendars and look at their list of "essentials" and how to meet them.
7. Eagle Harbor as Waterfront Park (Mayor Kordonowy)
- COBI has made significant improvements to waterfront and asks WSF to think of all of Eagle Harbor as part of a waterfront park plan that encompasses the multiple public sites around Eagle Harbor including Pritchard Park, the Memorial, the Strawberry Packing Plant site, Waterfront Park and the WSF facilities.
  - COBI asks that WSF look at the harbor holistically and consider how the maintenance facility and terminal work together with the park.
8. WSF Views Projects Separately (Mike Anderson)
- WSF has historically looked at both projects separately
  - Projects are funded separately and have separate timelines
  - Maintenance facility is a remodel of the existing facility
9. COBI's Long Range Plan (Mayor Kordonowy)
- COBI is looking at a 20 – 30 year plan and Council is very engaged
10. WSF Property affects community (Debbie Vancil)

- While acknowledging WSF is the property owner, COBI notes the size of the property affects the community. The City wants to look at impacts, especially the expansion of the maintenance facility.

## 11. Eagle Harbor Design Roundtable (Celia Schorr)

- The Design Roundtable is currently on hold while COBI and WSF discuss issues. The Roundtable has been very engaged, enthusiastic and full of ideas for the project. WSF would like to give the roundtable direction after the next COBI/WSF meeting.

## NEXT STEPS

- In general, closer, more frequent conversations of common interest are needed, while mindful of legal timelines that may dictate path
- Careful of what we say or do
  - Positive way to move things forward
  - Mindful of commitments for the future
- Mayor and Ad Hoc Committee will ask Council to request DOE delay decision again to allow more WSF/COBI discussion.
- Mayor will ask her counsel about legality/practicality of delaying scoping meeting.
- Mayor and Mike Anderson will talk the morning of Thursday, April 27<sup>th</sup> to discuss Council decision.
- Another COBI/WSF meeting will be scheduled in 7-10 days regardless of Council decision (Barb Welch and Holly Wilder will coordinate).
- Both agencies will gather list of clarified essentials and information for next meeting.
- WSF will send the following information to COBI:
  - Allocation of \$40M for each project/phase of maintenance facility project
  - Coordinate facility tour for Mr. Tooloee and other interested persons.

## LIST OF “ESSENTIALS” TO DATE

- Eagle Harbor Maintenance Facility alternative development plans
  - COBI wants to understand how WSF came to current development plan
  - WSF to provide COBI with program requirements and the developed alternatives prior to WSF preferred plan
- Lead Agency status
  - WSF wants to know what COBI wants from this lead status
  - Consider other options
- COBI intentions for Eagle Harbor Maintenance Facility
  - WSF does not plan to move the boat yard
- MOA
  - Is there an expectation from COBI to make it larger?

- WSF is concerned with what it needs to operate vs. COBI expectations
- COBI wants to understand how critical Eagle Harbor facility timeline is
  - WSF escalated the boat maintenance schedule in order to create a window for construction of improvements. The impact to vessel maintenance is a critical element in the schedule.